

## **\*\*NEW RENT\*\***

- > MODERN RETAIL UNIT
- > PROMINENT TOWN CENTRE LOCATION
- > MODERN SHOP
- > 32.5 SQ. M. (350 SQ. FT.)
- > NO RATES PAYABLE SUBJECT TO STATUS
- > OFFERS OVER £6,000 P.A.



# TO LET

**47A DALBLAIR ROAD, AYR, KA7 1UF**

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## LOCATION

The subjects are located on Dalblair Road, a busy secondary town centre location.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

## THE PROPERTY

The subjects comprise a retail unit forming part of a modern four storey building formed in brick and concrete tile, the upper floors comprise self-contained flats.

Internal accommodation comprises open plan sales area with ancillary staff and toilet facilities.

## RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £6,000

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENT

Rental offers over **£6,000 per annum** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

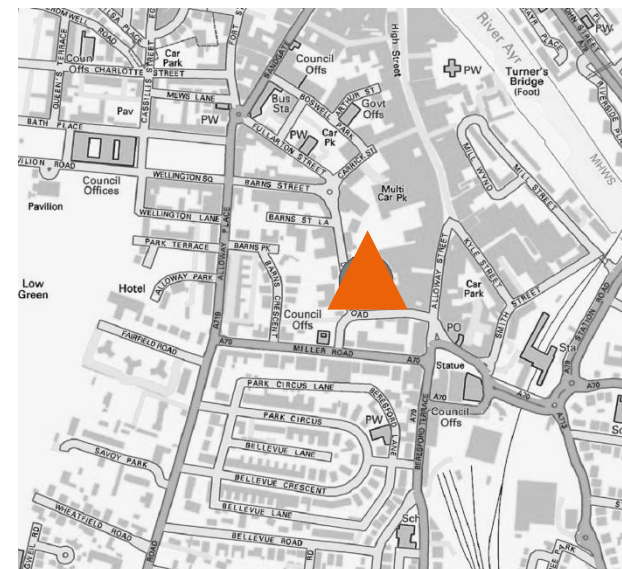
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



47A DALBLAIR ROAD, AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>32.5</b>	<b>350</b>

The above area has been calculated on a net internal area basis.



**For further information or viewing arrangements please contact the sole agents:**

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Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

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